

D2

Use

D2.01

Proposed Site Layout: Use

Proposed Use

The scheme offers a dedicated use for a vacant site while retaining important landscape features and other uses such as:

- proposing a landscape-led approach to the redevelopment of the scheme;
- seeking engagement with the biodiversity of the site;
- offering a sustainable approach to a re-development scheme within the Green Belt;
- promoting a consolidation of the existing built structures into rationalised, simple forms which offer flexibility of use at a reduced footprint;
- relocating the footprint of built structures to promote the approach of openness while minimising the visual impact of new buildings by carefully locating it in its appropriate orientation;
- promoting the use of sustainable construction practices and approaches to materials, drainage and transport strategies;
- intensifying the industrial floorspace on the site; and
- protecting the openness of the Green Belt.



Fig. D2.01 Proposed Site plan and its arrangements

USE KEY:

1 BUILDING 01 Office (use class E)	5 BUILDING 05 Structures, Fabrication (use class B8)
2 BUILDING 02 Plant Workshop (inc. Welding Shop)(use class B8)	P CARPARKING
3 BUILDING 03 GF: Small Tools Workshop / Storage (use class B8) FF: Split in half - Spray Shop/Small Tools (use class B8)	Y2 YARD 02 Plant storage Yard, RTC Machines, Attachments
4 BUILDING 04 GF: General Storage (use class B8) FF: Workshop (use class B8)	Y3 YARD 03 Storage for small tools (Lorries, HIABS, Delivery Vans)

Y4 YARD 04 Structures Storage, Falsework, Panels, Scaffold
Y5 YARD 05 Structures Storage. Formwork, Spec Protection, Concrete Plant, Pumps, Booms

FEATURES:

A Existing Woodland enhanced with new community access
B Wildlife pond and trail
C Existing trees and drainage ditch retained to promote creation of wildlife corridor (consider wildlife underpass below access road)
D Car Parking
E New boundary planting buffer
F Attenuation/ wildlife basin

D2.02

Proposed Yards Use

The Keltbray Group are a key part of the supply-chain within the construction sector for large and complicated projects within the central London area, and further afield. The space restrictions within central London construction sites means locally placed supporting facilities are essential to ensure successfully construction delivery. The other facilitating sites leased by Keltbray are being redeveloped by the freeholders away from industrial uses (to residential and data centres), further constraining the availability of suitable industrial sites within the M25.

The general scale of, quantity of and space restrictions within, London construction projects mean organisation is key. These proposals are designed to ensure Keltbray can return equipment and small tools / plant from a project, catalogue and clean the individual items, repair (if necessary) and store them efficiently. The stored items will then be 'picked' as necessary and loaded within our vehicles (a mixture of HGVs and OGVs) and delivered to the required construction site within London.

This equipment includes formwork, scaffolding, access stairs and other concrete equipment, along with plant attachments and tools. Considering the large number of small items to be stored, the formalised organisation of the facilities will be key. This will include racking systems (both internally and externally – there is existing racking within the MSD lands which will be tested and reused) along with dedicated zones for certain items (which may be more sensitive than others). The repairing of certain items will require welding and other mechanical facilities, activities which will be carried out within dedicated zones throughout the site. The storage zones are located within the yard spaces and internally within the warehouses. The turnover of materials is relatively high, with goods being held, documented and cleaned at the site on their way to or back from construction sites across London and the south east. Any materials which are stored in the yard spaces, will be done so carefully to ensure safety of employees is prioritised.

Maintaining the use of the yard spaces for vehicles accessing the warehouses and collecting & dropping off goods is also key to the effective operation of the site.

No materials will be stored on the landscaped areas. Where materials are stored in the yards, this will be for a temporary time period only. The sufficient size of the yard spaces allows these materials to be spread out and not concentrated in one corner of the site.

Only the 4 yard spaces surrounding the proposed warehouse units are to be utilised for any kind of temporary storage. The car parking area adjacent to unit 1 will be a car park only, and will not be used for storage. The reason for this is that this is the highest most point of the site, and to store items on this area of hardstanding would be inappropriate given the potential views into the site and the need to maintain the appearance of openness of the Green Belt.

It is key to note that certain activities or uses will not be occurring within the site, including storage of scrap, waste transfer activities, aggregate or mineral storage or the storage / treatment of concrete, contaminated materials or recycling activities. The site itself will be accessible only by Keltbray employees, and materials stored are for use by Keltbray only. There will be no public access to the site.

The diagram adjacent depicts a typical yard plan showing the three zones for temporary storage. The landscape surrounding each yard is arranged to provide visual protection from within and out-with the scheme.

Mature trees shield views into the yard, allowing zones of higher storage. Low storage zones are focused along the access route through the site, shielded by low laying shrubs.

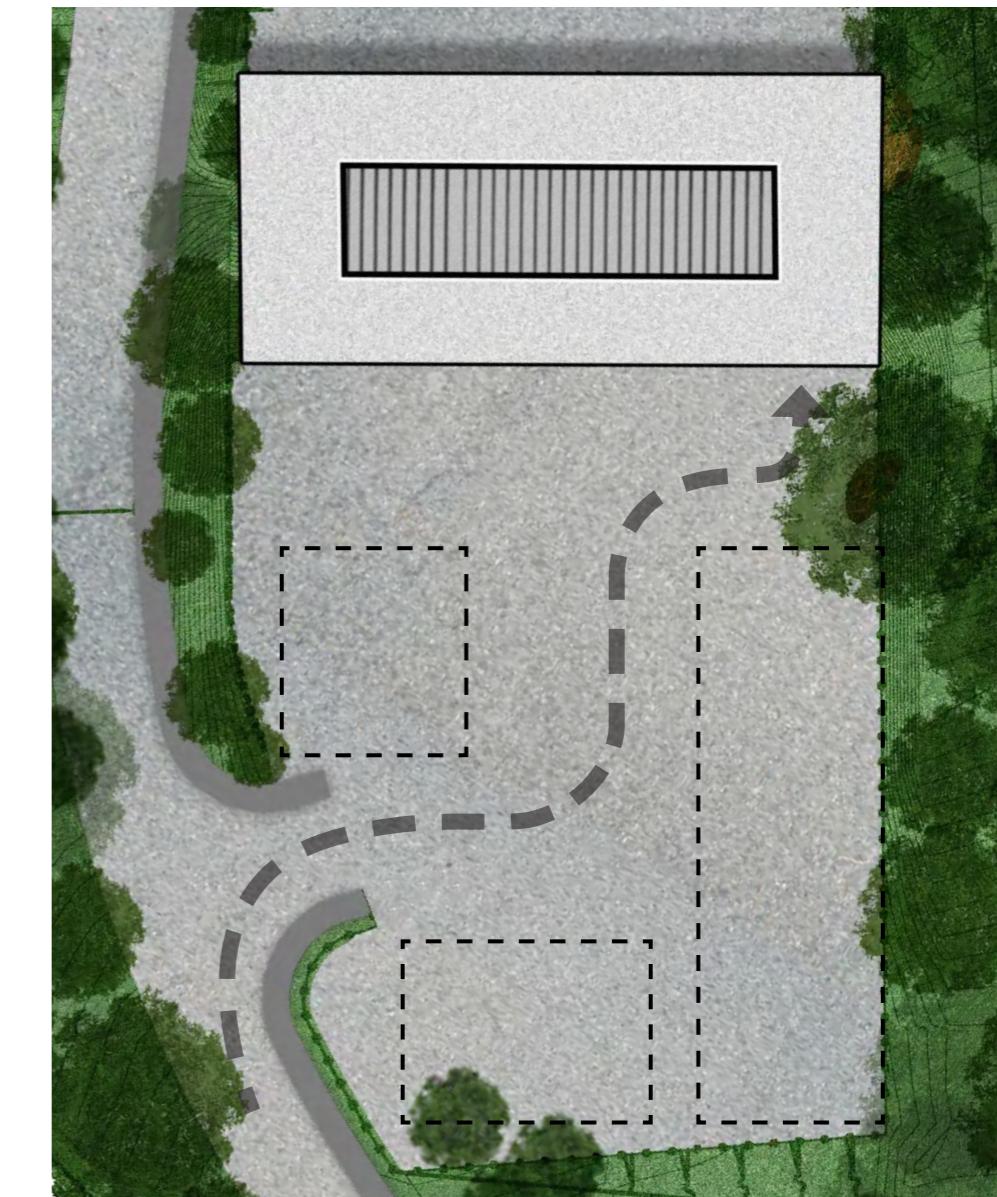


Fig. D2.02 Typical yard arrangement showing proposed storage zones & vehicle access route

YARD USES

- P **CARPKING**
- Y2 **YARD 02**
Plant storage Yard, RTC Machines, Attachments
- Y3 **YARD 03**
Storage for small tools
(Lorries, HIABS, Delivery Vans)
- Y4 **YARD 04**
Structures Storage, Falsework, Panels, Scaffold
- Y5 **YARD 05**
Structures Storage. Formwork, Spec Protection, Concrete Plant, Pumps, Booms

D3

Density

D3.01

Proposed Development Floorspace Areas



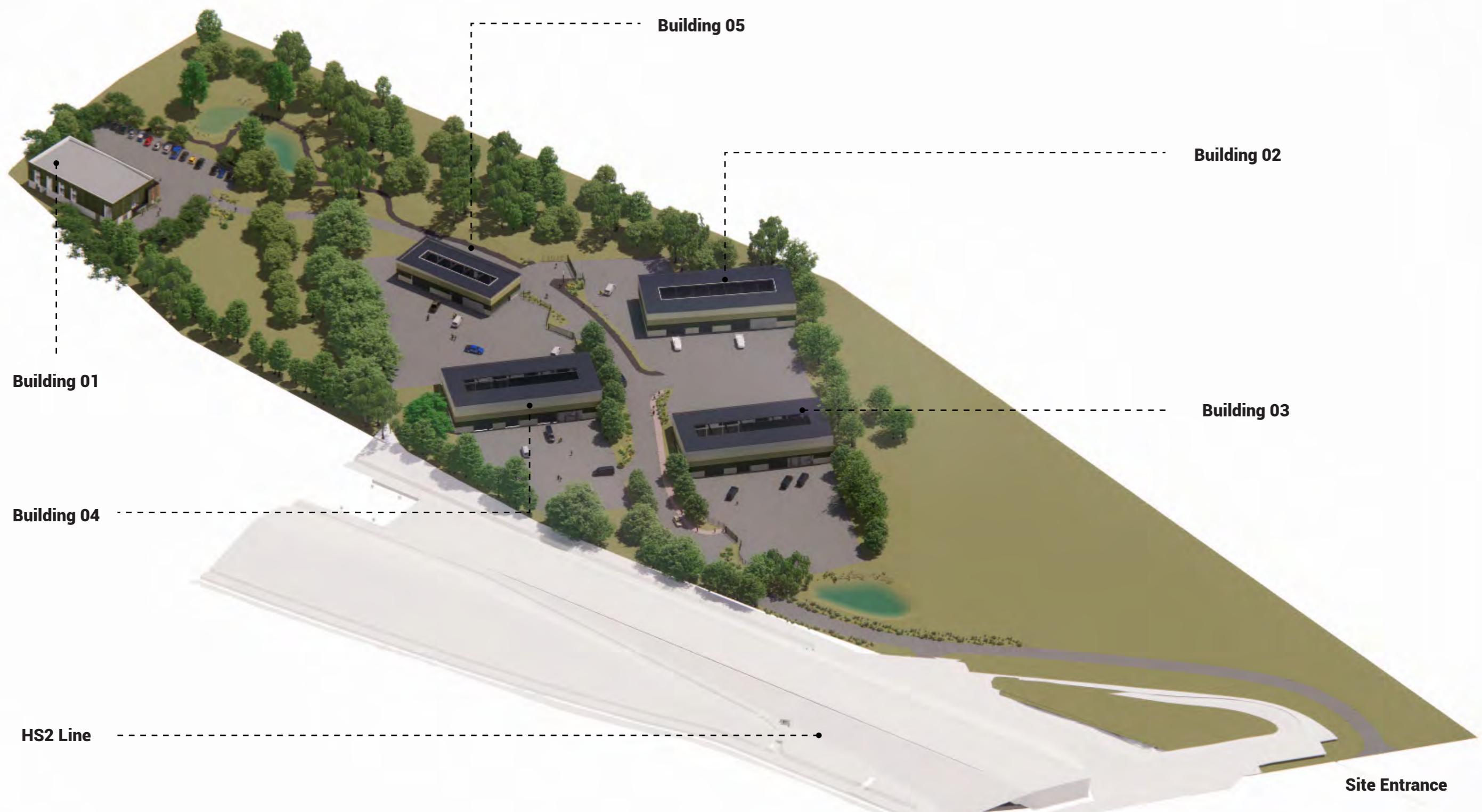
Fig. D3.01 Proposed Arrangement of buildings and spaces with the existing site

D4

Scale

D4.01

Proposed Site Context



D4.02

Existing vs. Proposed Sections

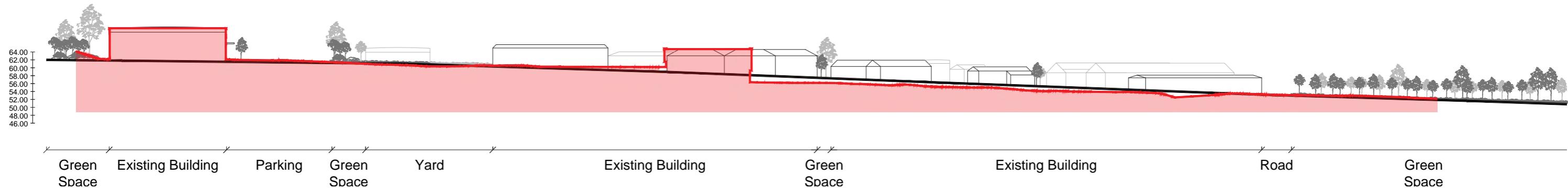


Fig. D4.01 Site Section A

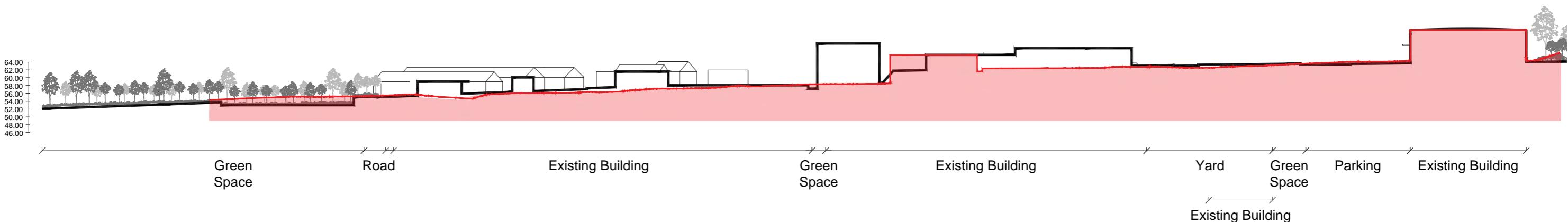


Fig. D4.02 Site Section B

As these sections demonstrate the proposed buildings largely mirror the height of the existing structures on the site.

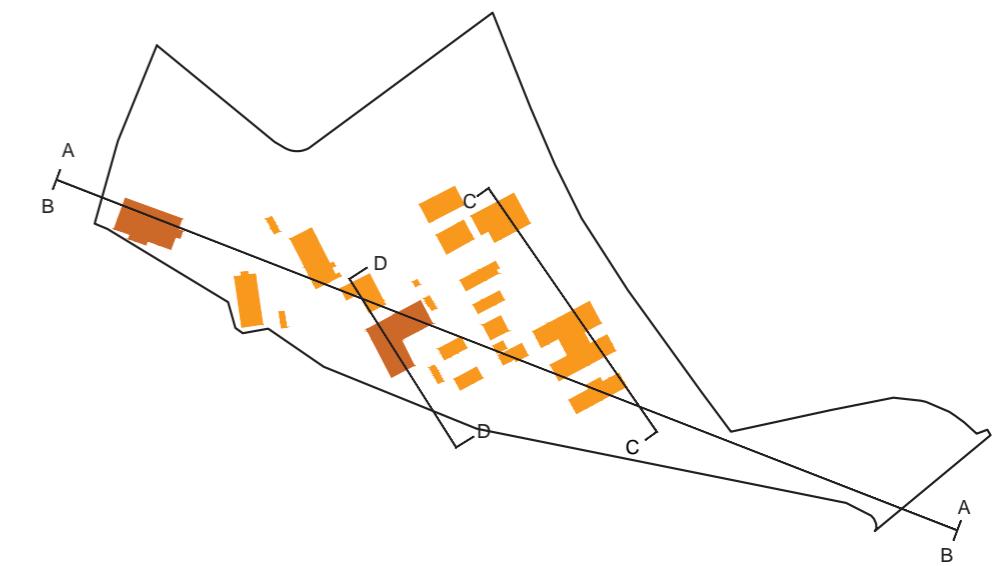
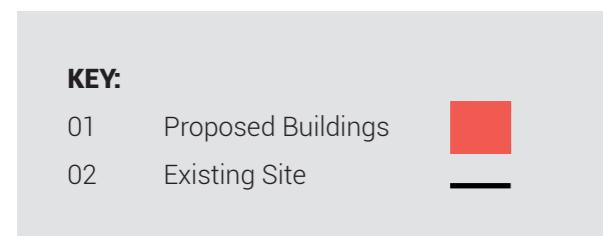


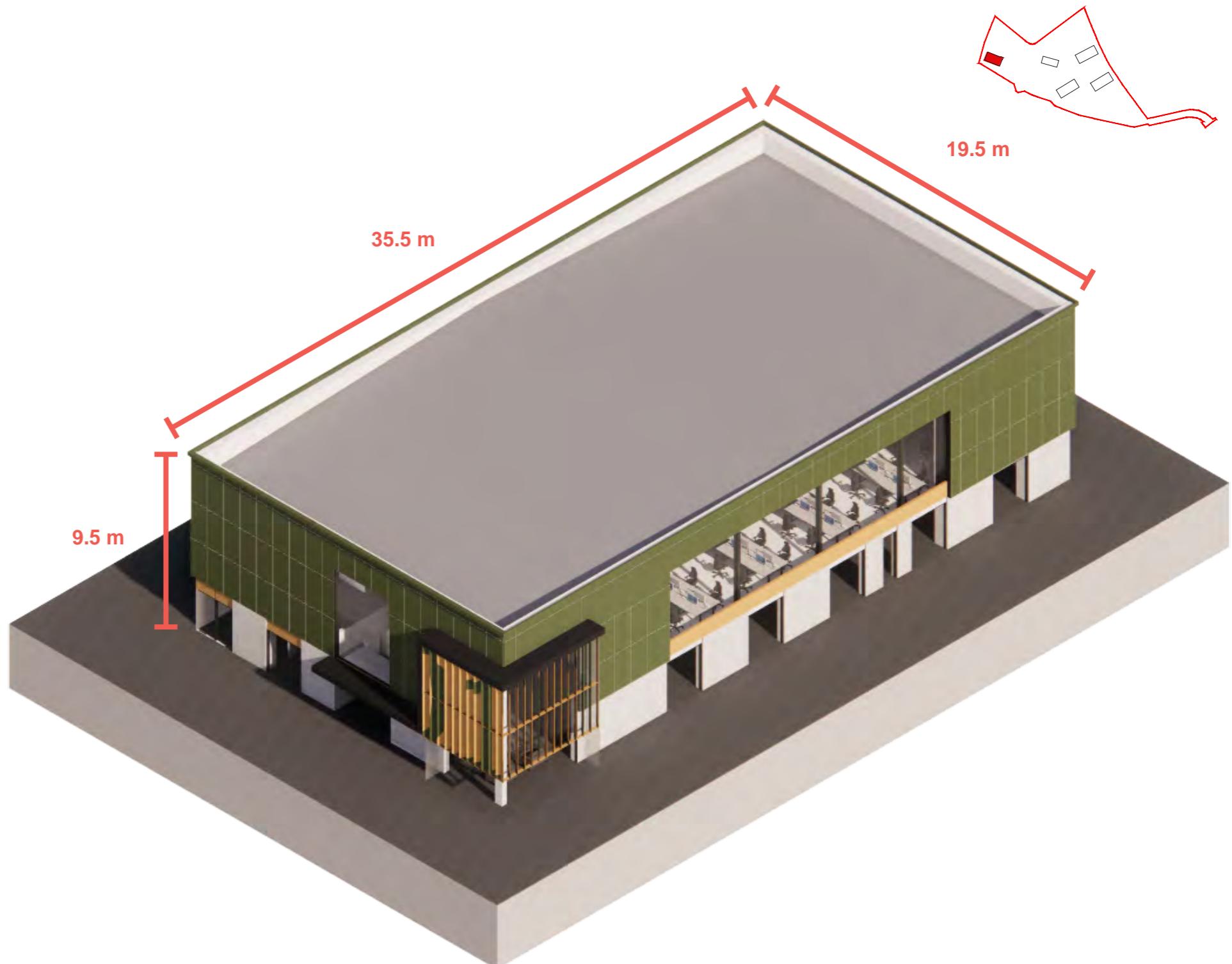
Fig. D4.03 Locator image

D4.03

Building 01

Proposed Use

- Building 1 is a refurbishment & re-clad of the existing 2 story office building currently on site.
- The volume of the proposed building matches that of the existing, with a parapet introduced to hide potential, future PV provision.
- A secondary stair core has been introduced within the building, removing the external stair from the front elevation.
- The main entrance is defined by the canopy that wraps around the prominent glazed corner of the building. This corner incorporates the building signage within the vertical solar shades, highlighting the generous reception space within.
- Timber detailing is used to soften the solid green facade.
- Matt black aluminium features such as the canopy & window joinery are used for a contemporary, low maintenance solution.
- Window openings have been rationalised and larger glazed areas orientated to minimise overheating and to benefit from views to the proposed amenity areas.

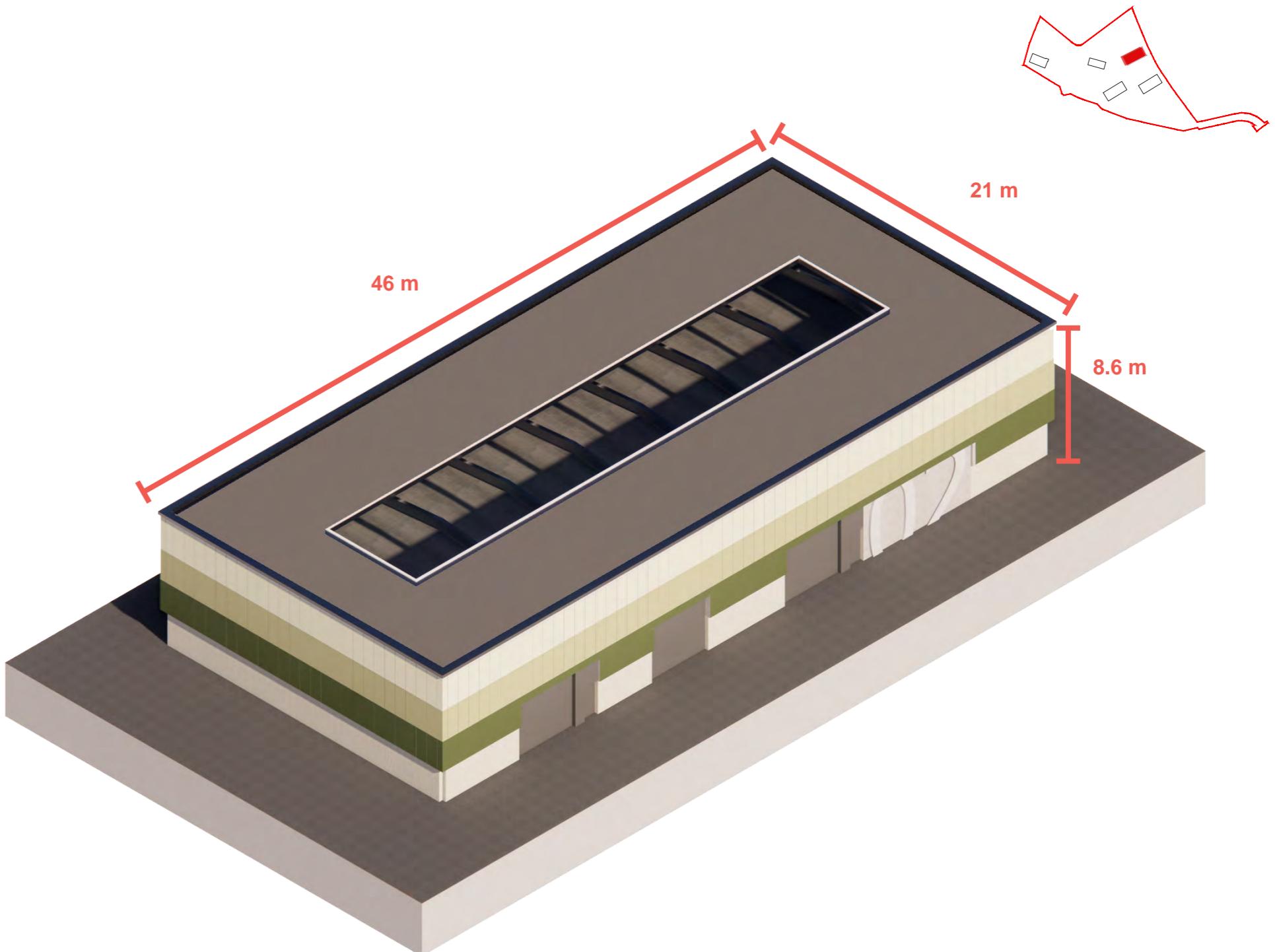


D4.04

Building 02

Proposed Use

- Building 2 is a new, purpose built building.
- The volume of building 2 is designed to provide unhindered internal space for storage on two floors.
- Building 2 has multiple large openings to the front only. Openings are large to allow suitable access for a range of vehicles and equipment.
- Building 2 features a void at L1 to allow a goods lift to distribute equipment to L1.
- The footprints of the few proposed buildings throughout the site are arranged as a rationalisation of the combined footprint of the many, unfit for purpose, existing buildings.
- The fragmented arrangement of buildings responds to the site's steep topography & protects visual openness from within and outwith the site. Smaller buildings over a number of footprints reduces the potential for significant scale & mass in a specific location.
- A number of Keltbray's existing yards are to be relocated within these efficient building footprints & yards.
- They are designed to minimise the overall storage into a efficiently organised, internal space.
- The larger buildings allow equipment to be stored internally as opposed to external storage throughout the yard.

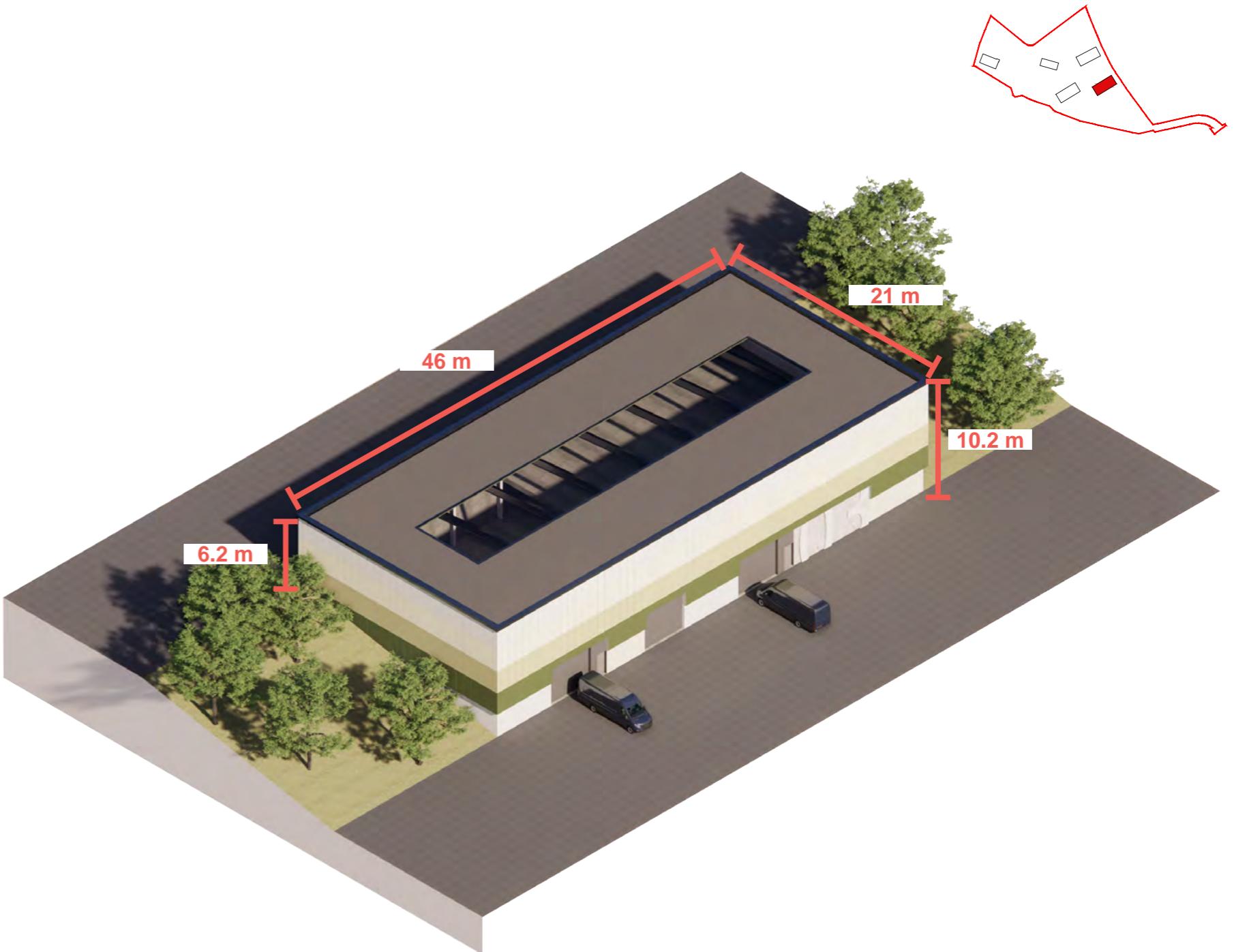


D4.05

Building 03

Proposed Use

- Building 3 is a new, purpose built building.
- Retaining walls are used to hide the levels changes rather than expose these.
- The volume of building 3 is designed to provide unhindered internal space for storage on two floors.
- Building 3 has multiple large openings providing dual access back & front.
- The building utilises the topography of the site to provide level access to both Ground floor & L1. Access to the front is to ground level, where access to the back is to L1.
- The split level addresses the level changes across the site whilst also intensifying the use within the footprint.
- Openings are large to allow suitable access for a range of vehicles and equipment.
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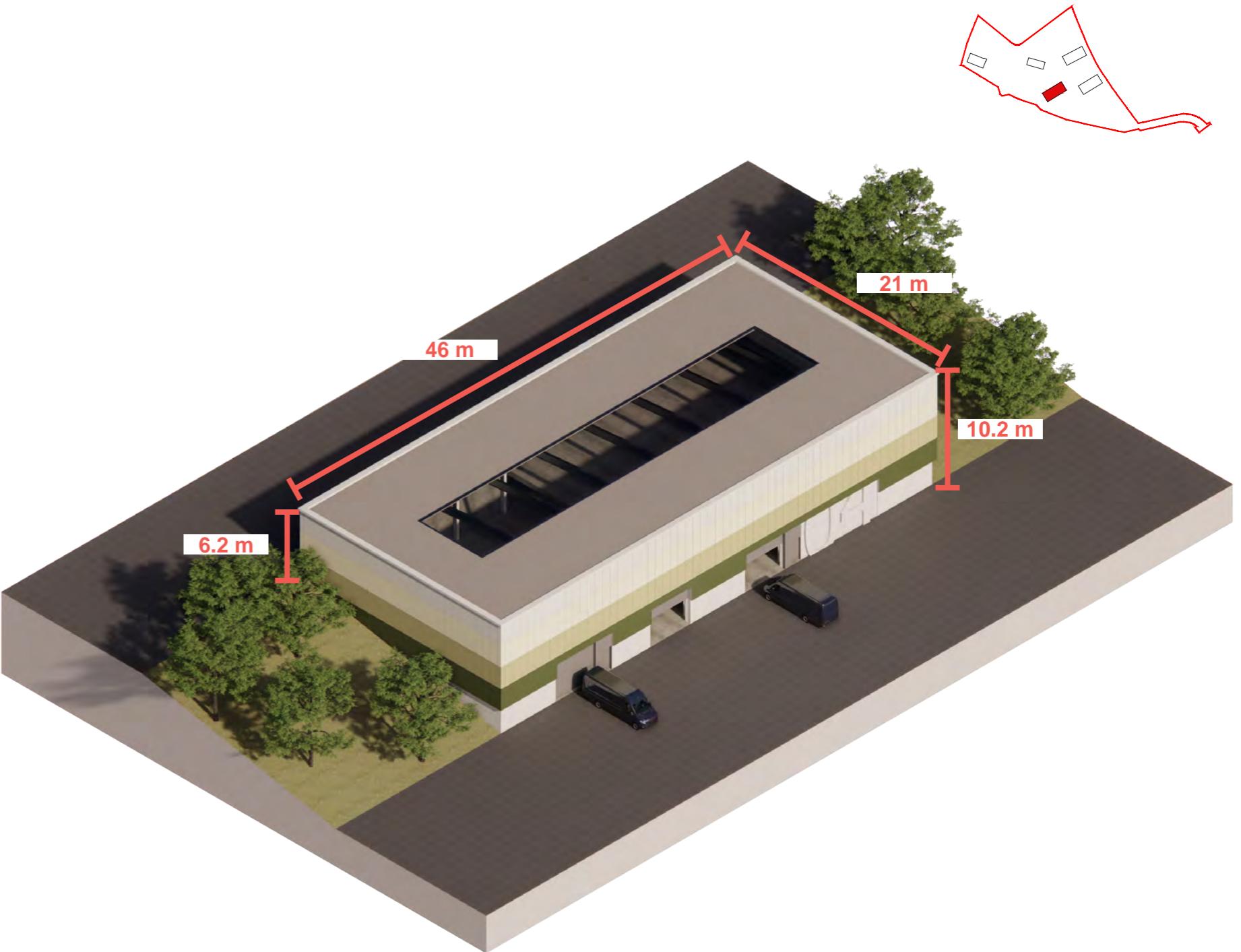


D4.06

Building 04

Proposed Use

- Building 4 is a new, purpose built building.
- Retaining walls are used to hide the levels changes rather than expose these.
- The volume of building 4 is designed to provide unhindered internal space for storage on two floors.
- Building 4 has multiple large openings providing dual access back & front.
- The building utilises the topography of the site to provide level access to both Ground floor & L1. Access to the front is to ground level, where access to the back is to L1.
- The split level addresses the level changes across the site whilst also intensifying the use within the footprint.
- Openings are large to allow suitable access for a range of vehicles and equipment.
- The footprints of the few proposed buildings throughout the site are arranged as a rationalisation of the combined footprint of the many, unfit for purpose, existing buildings.
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D4.07

Building 05

Proposed Use

- Building 5 is a new, purpose built building.
- The building has been made shorter due to its more elevated position on site.
- Dual access is provided to allow drive through of vehicles allowing a more efficient use of the building.
- The volume of building 5 is designed to provide unhindered internal space for storage on a single floor.
- Building 5 has multiple large openings providing dual access back & front for a range of vehicles and equipment.
- The footprints of the few proposed buildings throughout the site are arranged as a rationalisation of the combined footprint of the many, unfit for purpose, existing buildings.
- The fragmented arrangement of buildings responds to the site's steep topography & protects visual openness from within and outwith the site. Smaller buildings over a number of footprints reduces the potential for significant scale & mass in a specific location.
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